

You're  
Welcome  
to the new  
HNK  
Rotterdam  
Alexander





HNK entrance seen from Marten Meesweg.



**You're Welcome**  
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You're Welcome

**Welcome to the new HNK Rotterdam Alexander, where a 1981 building is being transformed to exceed Paris-Proof standards, becoming a green landmark with sustainability and well-being as key drivers. Get ready: from the second half of 2025, the office as you know it will be completely reimagined.**

Being owned and run by NSI, we bring over 30 years of experience in the commercial property sector. Because we own our buildings, we are able to go the extra mile for our guests, and place sustainability top of mind. Space at your service, desks on demand, and a host that knows you by name. HNK puts the H in Hospitality and is now bringing it to the workplace.

Imagine stepping into an office that feels like a hotel lobby. Or a host that knows what you need before you know it yourself. From a freshly brewed coffee to the space to expand your team. You're welcome to a new way of working.

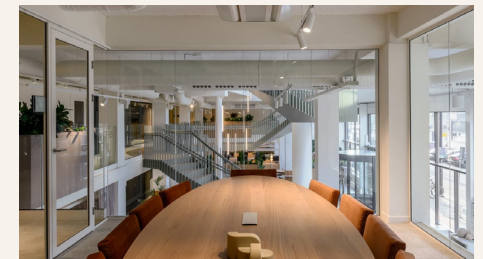
# Proven track record

HNK stands for Het Nieuwe Kantoor and offers healthy, sustainable, and welcoming work environments. Founded in 2012, HNK has grown to 10 locations in the biggest cities of the Netherlands. In 2022, the brand introduced a refreshed concept fully focused on sustainability, well-being, ease, and hospitality. Two new flagship locations in Amsterdam and Rotterdam were successfully opened, fully embodying this renewed vision. The next milestone will be the opening this new flagship location HNK Rotterdam Alexander, set to open in the second half of 2025.

HNK Amsterdam Sloterdijk



HNK Rotterdam Scheepvaartkwartier











Artist impression HNK Rotterdam Alexander seen from highway A20.



# A sustainability story



## Paris-proof building

We exceed Paris-proof standards <70 kWh/sqm/year



## CRREM aligned

Based on science-based decarbonisation pathways



## EPC label

HNK Rotterdam Alexander has EPC label A+++



## BREEAM label

The BREEAM label of HNK Rotterdam Alexander is Excellent



## European wind

All of our electricity is purchased from European wind



## Solar panels

We have solar panels on our car park

To achieve Paris-Proof status, an extensive package of sustainability measures will be applied. The façade will be partially replaced and upgraded, the climate control system will be renovated, solar panels will be added and the outdoor areas will be greened. Additionally, the energy label will be improved to A+++. This forward-thinking approach will not only earn the building a BREEAM-NL In-Use Excellent certification but will also significantly reduce energy consumption from 125 kWh/m<sup>2</sup> to 65 kWh/m<sup>2</sup>, putting the building well below the Paris-Proof standard.

# HNK Rotterdam Alexander comes with:



## Supporters

The HNK supporters welcome you and are always happy to help out.



## Co-working zone

Including a comfy chair, a desk and a curved screen.



## Rooftop terrace

For drinks in the sun and extraordinary events with a view.



## Meeting Rooms

Board meeting, brainstorm or catching up? We've got a room for it.



## Event space

Where every event is an unforgettable experience



## Library

An inviting space for reading and concentrated work.



## Podcast Studio

Plug in your devices and record your own podcast in this creative space.



## Wellness

To relax and recharge with various treatments and classes



## The Social

Sustainable, tasty and always surprising. That's The Social, our in-house restaurant.



## Accessibility

Rotterdam Alexander station is a stone's throw away (50 meters)



## Charging stations

Recharge your car while you're working

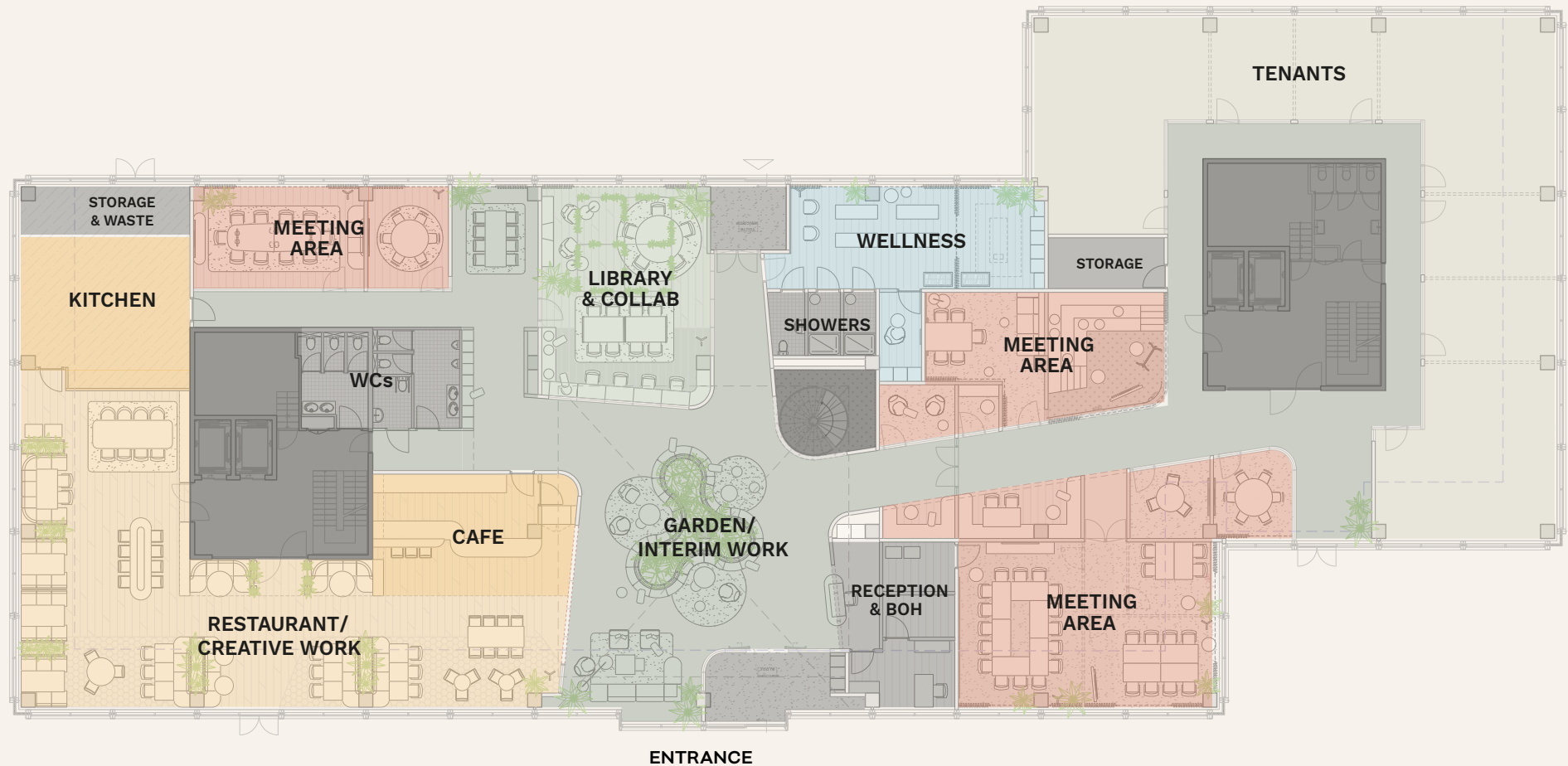


## HNK app

Organise everything you need on our app.

# Floor plan

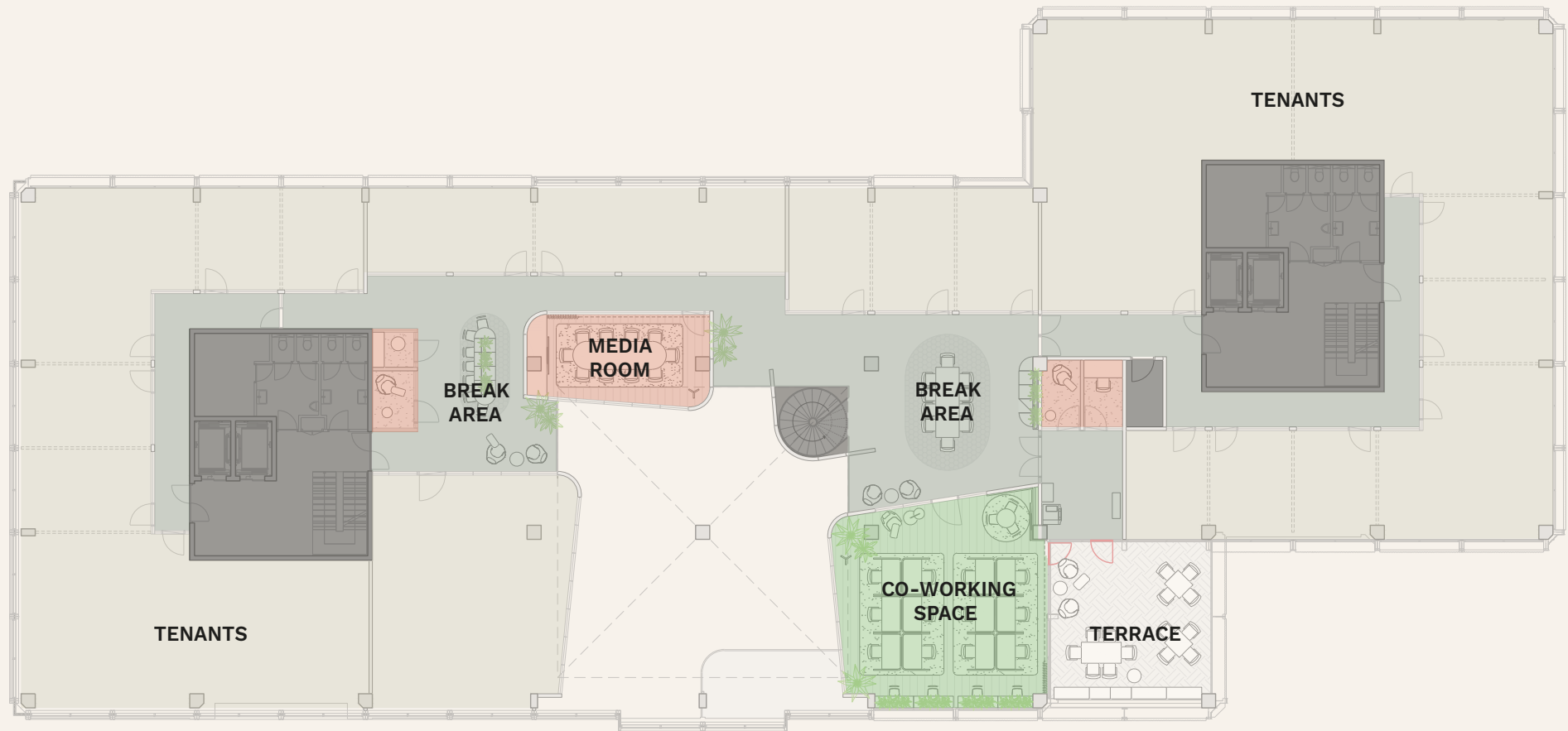
## Ground floor





# Floor plan

## First floor



# Space at your service

## Lobby

In our lobby, our goal is to evoke that hotel ambiance. The various seating areas provide both our tenants and their guests with the opportunity to sit, relax, and socialise. In the center, there will be tall trees and plants to create a garden feel and a connection with nature as soon as you step through the door.



## Co-working space

In our co-working space, you can immerse yourself in your work and conquer that ever-elusive to-do list. To ensure a truly excellent workspace, we've made deliberate and sustainable choices. Picture refurbished Herman Miller chairs, curved screens and height-adjustable desks. A desk in the co-working area is free of charge for our tenants, based on availability. You can reserve your spot using the HNK app.





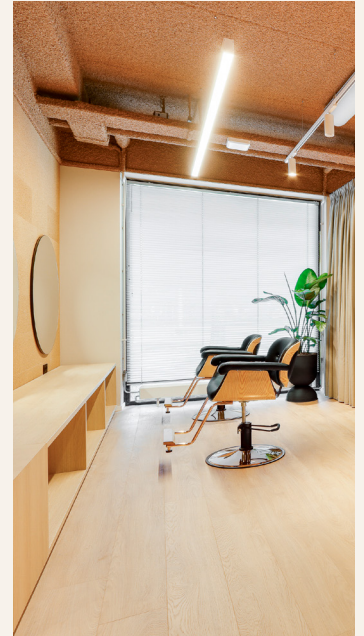






## Wellness

Within this space, we prioritise your well-being. The design emphasises the creation of a warm, serene environment where tranquility prevails. We offer room for all the essential services you might need throughout your workday. To facilitate this, we establish partnerships with various service providers, including a barber and masseur. You will receive updates via the HNK app when specific services become available for booking.



## Library

In the library, you can immerse yourself in intriguing stories, focus on an important strategy and find mental space. Serenity is of utmost importance here, with no conversations or phone calls allowed. We aim to recreate the traditional library ambiance in this dimly lit, atmospheric room that features a fireplace. The library can be used in many different ways and the layout can be adjusted to your liking. For instance, you can book the library for an important presentation or pitch. Alternatively, you can reserve your own private dining experience, where the chefs will prepare a menu for you right on-site.





## Podcast studio

Welcome to our in-office podcast studio, equipped with brand new gear for your convenience. Choose your preferred recording spot, be it the table or the cozy sofa. The studio is furnished with a large screen, allowing you to share content with your guests. Book your recording time in the HNK app.

## Mother's room

Every employer is legally obligated to provide a mother's room. Typically these rooms occupy valuable square footage that is rarely used. That's why we've opted to incorporate it into the common areas. We've intentionally designed a peaceful area, complete with a comfortable chair and a kitchenette. You can reserve this space conveniently with the HNK app.

## MyPup

Want to deliver parcels to the office? We have got you covered. At HNK Rotterdam Alexander, you will find a MyPup point. The designated courier will deliver your package safely and you will be notified when it is ready to be picked up. Of course, you can pick up your package when it suits you best.

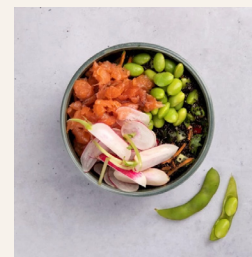
# Let's get social

**The Social is our very own hospitality concept. This is where you take your welcome breaks to relax and recharge or to gather with colleagues.**

We serve a delicious all-day menu, prepared by passionate chefs. Coffee ground from the best beans, healthy lunch options and sustainable snacks to keep you going.

For meetings, you can choose from a tailor-made menu based on your meeting purpose: one that will get you in the creative mood or one that will make your productivity reach new heights. The Social fuels you. Fun and friendly.

*\* Our tenants get a 10% discount at The Social upon showing the voucher in the HNK app.*





## Bar

The bar is designed to cater to your needs throughout the day. In the morning, it serves as a coffee bar where you can enjoy a fresh coffee and a nutritious breakfast bowl. During lunch, you can order pastries and freshly squeezed fruit juice. In the afternoon, the bar transforms into a place where you can celebrate achievements with drinks and bites.



## Restaurant

This restaurant aims to bring people together and provide a space for conversations and celebrating successes. It serves not only as a lunch spot, but also as an extension of the workplace with opportunities for relaxation and catching up.



## Rooftop terrace

Experience our stunning Rooftop terrace, complete with a vibrant outdoor bar, creating the perfect atmosphere for any occasion. Whether you're looking to host a private event, with the option for exclusive hire, or simply unwind and catch-up with colleagues,

this green oasis is the place to be. During the summer months, the Rooftop terrace is open to all members and tenants, offering a serene escape with greenery and organic design elements that blend nature with comfort.







## Make every event an experience

Discover two exceptional event spaces on our seventh floor tailored to your needs. Whether you prefer a sophisticated boardroom setup or a dynamic theater-style space with tiered seating, we provide a welcoming atmosphere for any occasion. Enjoy the convenience of a private water tap, premium coffee machines, and a selection of snacks to keep your guests refreshed. Elevate your event with exclusive access to our stunning rooftop bar, the ideal setting for post-meeting gatherings or private events.

Our dedicated on-site team is here to collaborate with you, ensuring every detail of your event is executed flawlessly. From intimate private dining experiences to full-scale company culture events, we offer remarkable, one-of-a-kind venues that reflect your brand's identity and leave a lasting impression on your employees and clients alike.

## A room that suits **your meeting**

Having a board meeting, a brainstorm, or do you simply want to catch up with a colleague? We've got a room for it. Choose the meeting room that fits your needs.

Every HNK meeting room is designed for a different type of meeting. Our Collaboration Spaces offer digital whiteboards for creative sessions, and our Board Rooms are furnished for important business meetings. All spaces come with the latest high-end AV-equipment and are bookable via the HNK app. In need of a break in between sessions? Order breakfast or lunch at The Social, our restaurant concept, and let your productivity reach new heights.













# What works for you?

Whether you're looking for a tailor-made office, a completely furnished space or a meeting room; we have everything you need to help both you and your organisation grow.

## I am looking for a fully furnished, flexible office with all services included

- ✓ Our Managed Office is perfect for you.
- ✓ We arrange everything for you for a fixed all-in price , from 6 - 80+ workspaces.
- ✓ You only need to bring your team and your laptops.

Managed Offices

## I am looking for an office I can make my own, with the flexibility to choose the services I need

- ✓ Our Custom Office is the best solution for you.
- ✓ We provide you with an office space that is all yours , starting from 20 workspaces.
- ✓ Choose from our range of additional services to create the most comfortable workspace.

Custom Offices

		Managed Office	Custom Office
	Your own space	✓ Included	✓ Included
	Fully furnished	✓ Included	+ Add on
	Greenery service	✓ Included	+ Add on
	Personal IT network	✓ Included	+ Add on
	Cleaning services	✓ Included	+ Add on
	Handyman services	✓ Included	+ Add on
	Dedicated hospitality team	✓ Included	✓ Included
	Shared amenity space	✓ Included	✓ Included
	Bookable meeting rooms	○ On demand	○ On demand
	HNK app	✓ Included	✓ Included
	Use of co-working space	✓ Included	✓ Included
	Access to all locations	✓ Included	✓ Included



# Managed Offices

Welcome to your new Managed Office, a completely furnished space in which you and your team members will feel completely at ease. Our most complete option comes with comfortable furniture, plants, a high-speed internet connection, personal service, cleaning and security. You can always use our common kitchen area to prepare your own meals or book a meeting room to host an important meeting.

In need of anything else? Our Supporters are happy to help you at all times. And all of this comes at a fixed all-in price, allowing you to know exactly what to expect.



## For you and your team

Space for 6-80+ employees



## Flexible contracts

Lease from 3 months



## Modular furniture

Comfortable, stylish, and easy to match to your wants and needs



## WiFi

A personal WiFi network for your team



## Services

Cleaning and security are always part of the deal



## Meeting rooms

Board meeting, brainstorm or catching up? We've got a room for it.



## Kitchen

Prepare meals in our common kitchen area



## 24/7 access

Work whenever you feel like it



## HNK app

Organise everything you need from your phone

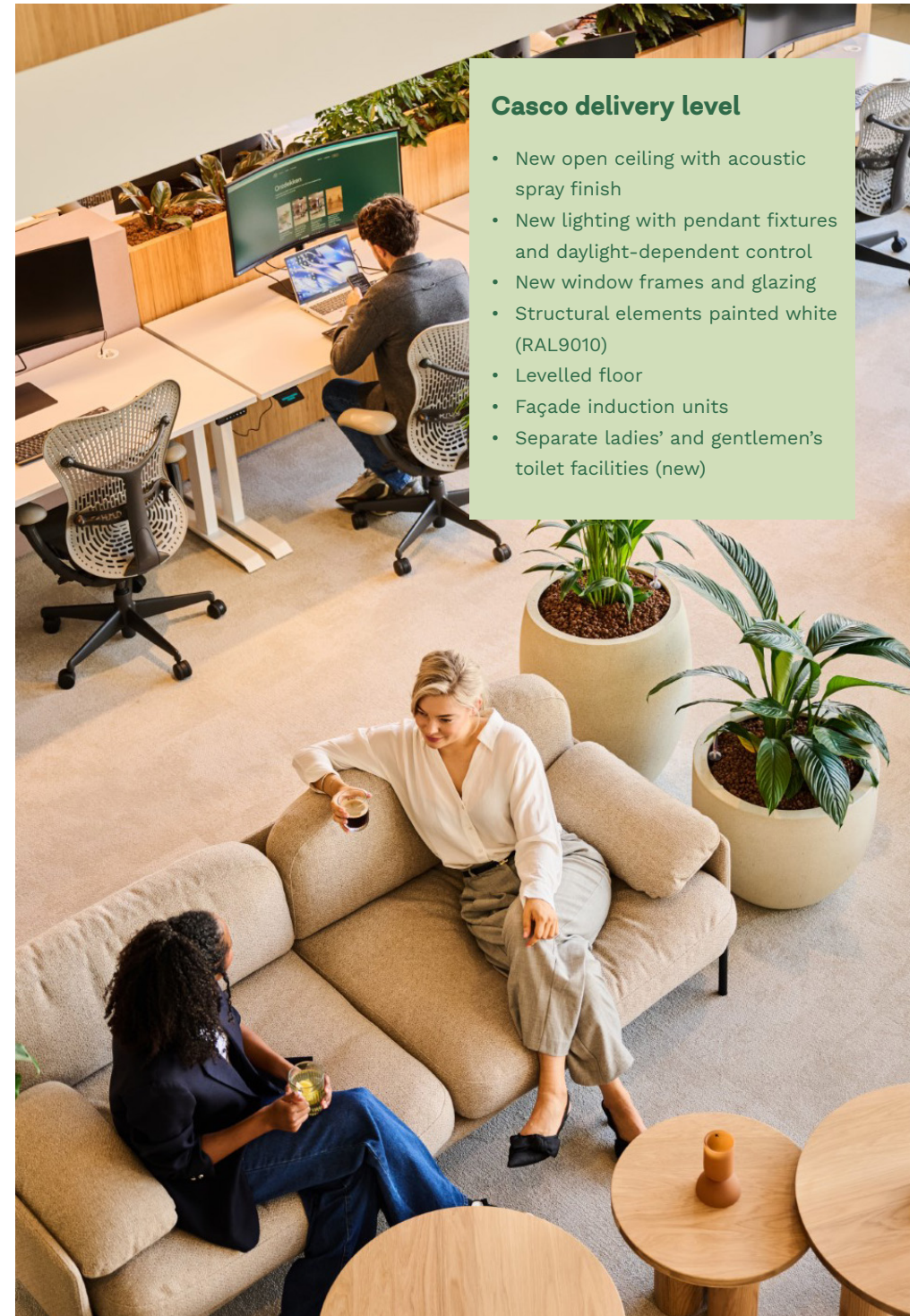




# Custom office

With a custom office you're in control. You start with an empty space that suits the size of your organisation and create the ideal work environment that matches all of your wishes. You're free to build your own atmosphere and interior, with plenty of room for personal branding.

To create the most comfortable workplace for your company, you have the opportunity to mix and match extra services from our add on menu. Beyond that, you're more than welcome to use our common facilities, like our meeting rooms, F&B concept The Social or shared bikes. Go for a full-service office or create your perfect workplace from scratch. The choice is yours.



## Casco delivery level

- New open ceiling with acoustic spray finish
- New lighting with pendant fixtures and daylight-dependent control
- New window frames and glazing
- Structural elements painted white (RAL9010)
- Levelled floor
- Façade induction units
- Separate ladies' and gentlemen's toilet facilities (new)

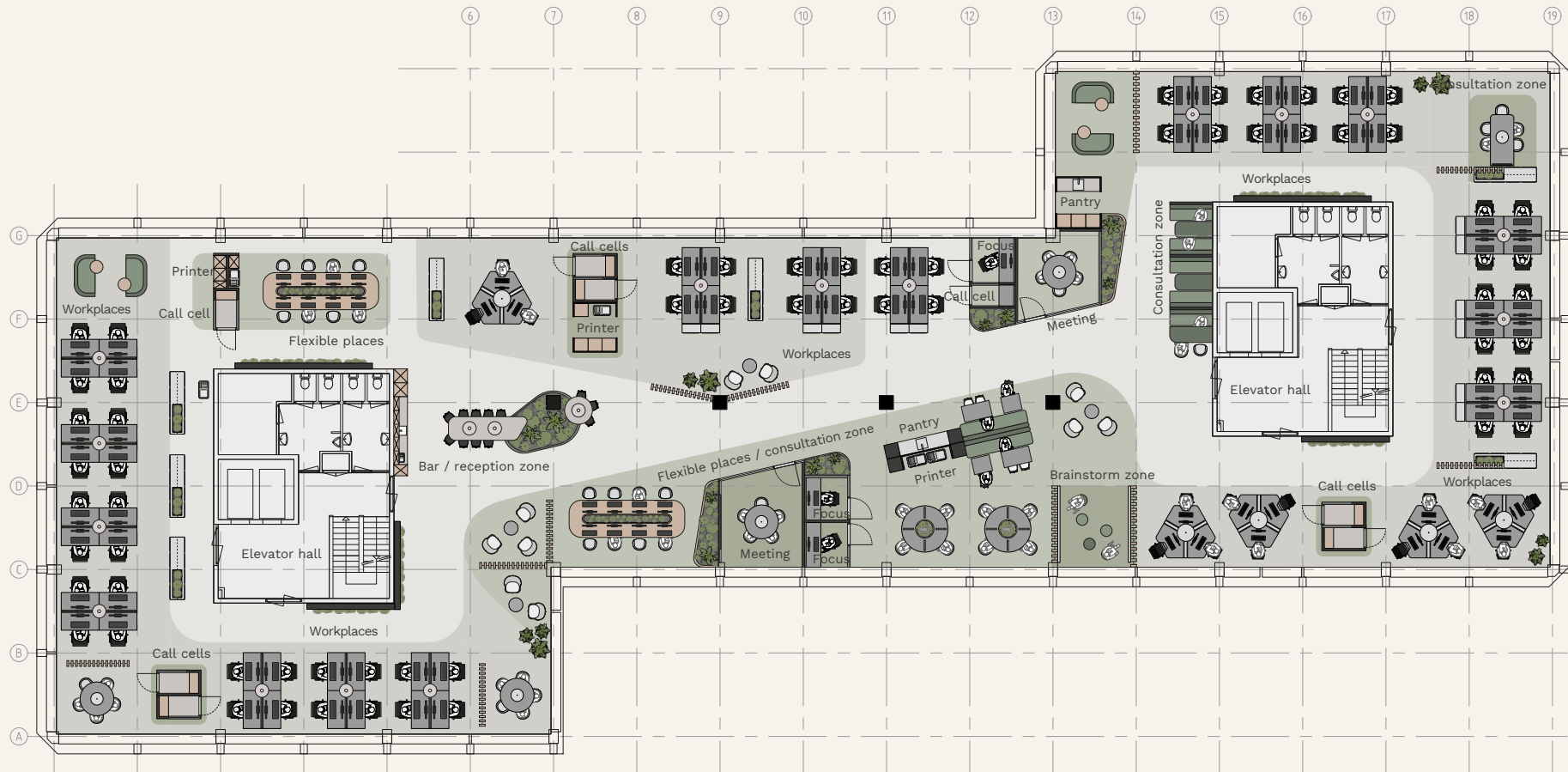


# Test fit

## Full floor



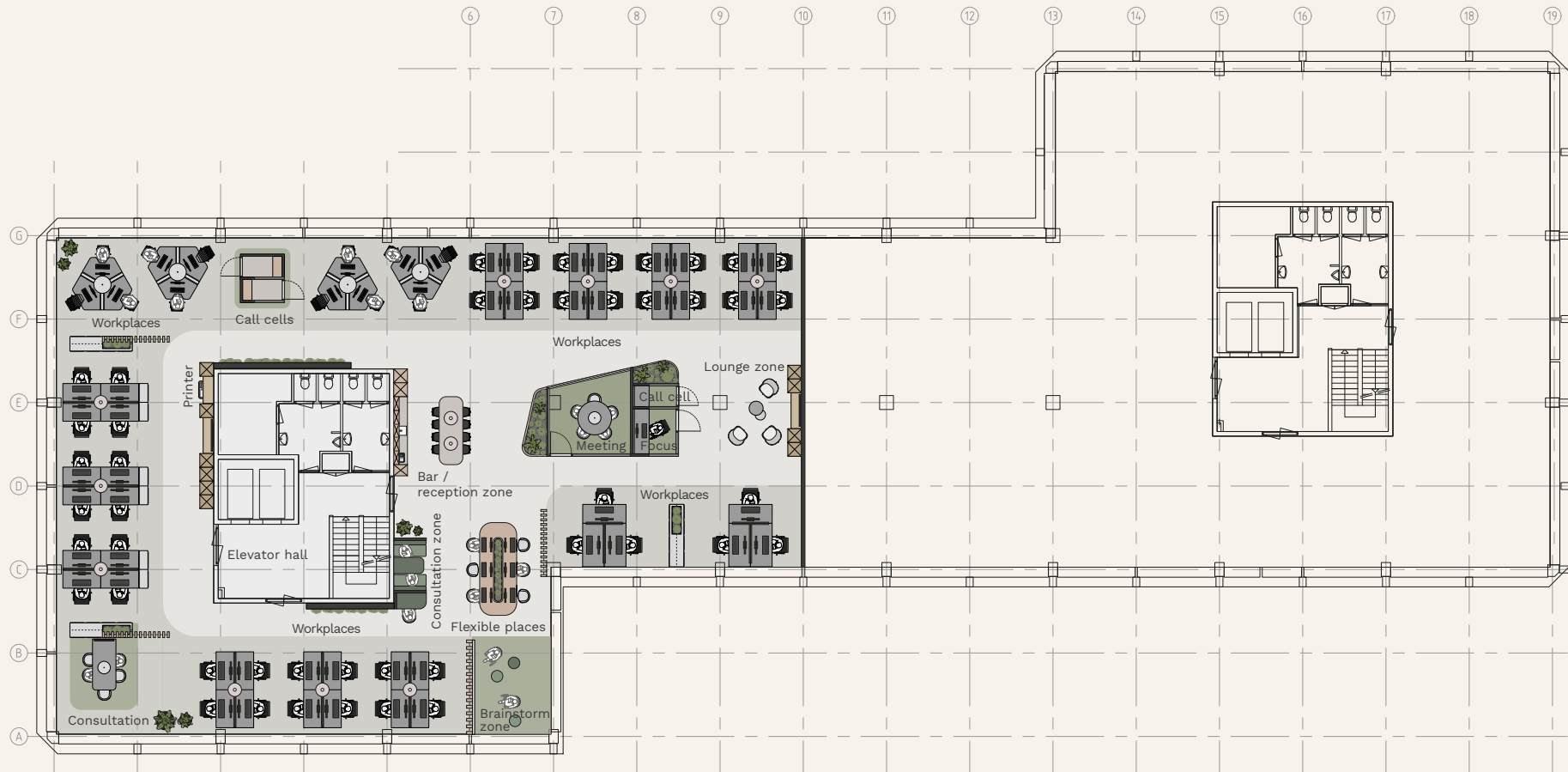
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# Test fit

## Half floor





# Detailed information



## Availability

These office floors will be available from Q4 2025.

- 4<sup>th</sup> Floor: approximately 714 m<sup>2</sup> office space
- 5<sup>th</sup> Floor: approximately 1,428 m<sup>2</sup> office space
- 6<sup>th</sup> Floor: approximately 1,428 m<sup>2</sup> office space



## Lease price

- Office space: from €225 per sqm LFA per annum
- Parking spaces: €1,500 per space per annum

The above amounts are exclusive of VAT and service charges.



## Parking

HNK Rotterdam Alexander offers ample parking facilities (mostly covered) and is equipped with 18 communal charging points. The parking ratio is approximately 1:40 sqm LFA office space.



## Service Charge Advance

Estimated at € 65 per sqm LFA office space per annum, excluding VAT, covering, among other things, the following services and provisions:

- Electricity for general installations, communal areas, and individual usage
- Heating for general installations, communal areas, and individual usage
- Water consumption, including fixed charges in communal areas, and individual usage
- Local taxes and charges, if not billed directly
- Communication costs
- Transport installations
- HVAC installation
- Electrical installation
- Building maintenance
- Grounds and landscaping maintenance
- Cleaning of common areas
- Waste management
- Fixed costs / building security
- Hospitality services, including reception
- Administration fees at 5% on the above services and provisions





# You're Welcome to *explore our app*

Organise everything you need from your phone.  
With the HNK App you book your meeting rooms,  
tell us your lunch wishes, and register your guests.

All in a few clicks or swipes,  
tailor-made for our tenants.

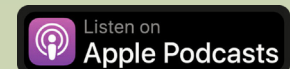


The Podcast

# Het Nieuwe Kantoor

For your  
ears only

Listen now







Artist impression: Entrance HNK Rotterdam Alexander



**We would love to give you  
a tour and tell you all about  
HNK Rotterdam Alexander.**



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